

BAA133

Torrance, California  
October 27, 1953

MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a Regular Meeting in the Council Chamber, City Hall, Torrance, California, on Tuesday, October 27, 1953, at 8:00 P.M., Mayor Schwab presiding.

Those responding to roll call by City Clerk Bartlett were:  
COUNCILMEN: Blount, Drale, spelman and Schwab. ABSENT: COUNCIL-  
MEN: Benstead. Also present were City Manager Stevens and City  
Attorney Hall.

Councilman Drale led the salute to our Flag.

Rev. Bronson of the Nazarene Church opened the meeting with an invocation.

Councilman Spelman moved the minutes of the Regular Meeting of October 13, 1953, and the minutes of the Adjourned Regular Meeting of October 16, 1953, be approved as written. Motion, seconded by Councilman Blount, carried.

Mayor Schwab stated that in view of the fact there are so many present from North Torrance regarding Case No. 265, he would ask the Council to act on it at this time.

City Clerk Bartlett read a communication from City Manager Stevens which stated he has received many inquiries as to the disposition of Case No. 265, rezoning portions of property on Yukon Avenue to R-3. There seems to be some doubt whether the action of the Council approved or denied the rezoning by their concurrence with the Planning Commission, whose only recommendation of record was for denial. City Manager Stevens requested some clarification be made, so that the people affected may be properly informed.

Councilman Drale moved Exhibit "C" be sent back to the Planning Commission for their recommendation - after they hold a hearing on said Exhibit "C", and suggested that the proposed developer be requested at that time to submit plans of the buildings he intends to place on this property. Motion, seconded by Councilman Blount, carried unanimously by roll call vote of those present.

Mayor Schwab announced this is the time and place for the opening of bids for installing cast iron pipe for the Water Department.

City Clerk Bartlett opened and read the following bids for installing approximately 1840 lineal feet of 6" diameter Bell and Spigot Cast Iron Pipe and fittings; pipe, fittings, valves, hydrants and other necessary material to be furnished by the Torrance Municipal Water District:

Hood Construction Company .....	\$ 2,787.00
J. E. Young Pipe Line Contractor, Inc.....	3,201.60
Sam B. Pearce .....	3,548.50
S. E. Pipe Line Construction Company.....	2,895.00
E. C. Losch .....	3,357.00

Councilman Blount moved these bids be referred to the City Manager for his recommendation, after the recess. Motion, seconded by Councilman Drale, carried.

#### WRITTEN COMMUNICATIONS

City Clerk Bartlett read the following:

Request of Church of Christ, Redondo Beach, to hold tent meetings on their Lots 8 and 9, Block K, Tract 10300, for a period not to exceed six weeks.

Councilman Drale moved this request be referred to the next Agenda meeting and that a representative from this church be invited to attend the meeting. Motion, seconded by Councilman Blount, carried.

Communication from residents of Southwest Torrance, signed by Robert G. Parke, Chairman, requesting early development of a park in that area.

Councilman Blount moved a letter be written to Mr. Parke requesting that he attend a Council Agenda meeting to discuss this matter, and that representatives from the Recreation Department and the Planning Commission also be invited to attend this meeting. Motion, seconded by Councilman Spelman, carried.

Mr. Roy McCann, representing the residents of Southwest Torrance, requested that if possible this meeting be held on either the first or fourth Monday of the month.

Communication from the Water Department regarding installing a pump to restore leaking water to the reservoir.

Communication from the Water Department regarding assessment for West Basin Water Association.

Request from the Water Department to purchase another business coupe and radio equipment.

Communication from the Water Department regarding request of the Fire Department for installing five fire hydrants.

Councilman Spelman moved that the above communications from the Water Department be referred to the next Agenda meeting. Motion, seconded by Councilman Drale, carried.

Request from the Water Department for authority to do the necessary repair work to mains installed on 174th Street; repairs being necessary as 174th Street is a State Highway and the State is now in the process of widening and improving this highway.

Councilman Blount moved the request be granted. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

Request of the Lutheran Church of the Resurrection for certain traffic regulations in Hollywood Riviera.

City Clerk Bartlett recommended this request be referred to the Traffic Commission. Councilman Spelman moved to concur with the recommendation of City Clerk Bartlett. Motion, seconded by Councilman Blount, carried.

Communication from the National Guard Headquarters regarding the Armory to be constructed in Torrance.

Councilman Blount moved the communication be filed as a matter of record. Motion, seconded by Councilman Spelman, carried.

Communication from the G.R.G., Inc., regarding off-site sewer reimbursement in Tract No. 18715.

Councilman Drale moved the communication be referred to City Manager Stevens and City Attorney Hall for recommendation at the next Agenda meeting. Motion, seconded by Councilman Blount, carried.

Communication from the Civil Service Board giving the following recommendations, requested by the Council, relative to examinations for the positions of Police Captain, Assistant Police Chief and Chief of Police:

1. That a promotional examination be ordered for the position of "Police Captain", and that all employees of the Department who have held the rank of Police Lieutenant or Sergeant for one year or more shall be eligible to take this examination.
2. That a promotional examination be ordered for the position of "Assistant Police Chief", and that all employees of the Department who have held the rank of Captain, Lieutenant or Sergeant for one year or more shall be eligible to take this examination.
3. That a promotional examination be ordered for the position of "Police Chief", in accordance with the provisions of Ordinance No. 478, Section 17.

Councilman Blount moved this communication be sent back to the Civil Service Board with the notation that the ordinance to which they refer was amended, in its entirety, on the 25th day of March, 1952, and the present ordinance covering the subject is Ordinance No. 588, and requesting them to make their recommendations according to Ordinance No. 588. Motion, seconded by Councilman Spelman, carried unanimously by those present.

Recommendations of City Manager Stevens:

#### APPROPRIATIONS:

1. To Barclay Survey Company for engineering services during the month of September, 1953, the sum of \$418.50.

BAA133

TRAFFIC CONTROL:

That the City Attorney be authorized to prepare the necessary ordinance to establish the following regulatory signs, in accordance with the recommendation of the Traffic Commission:

1. Four-way STOP signs at 176th Street and Prairie Avenue.
2. Two-way STOP signs on:
  - (a) 171st Street at Prairie Avenue
  - (b) Torrance Boulevard Service Road at Hickory Avenue.
3. One-Hour Parking on south side of Carson Street between Western and Abalone Avenues.

Councilman Spelman moved to concur with the recommendations of City Manager Stevens under Appropriations and Traffic Control. Motion, seconded by Councilman Blount, carried unanimously by roll call vote of those present.

Communication from City Manager Stevens stating a matter for consideration by the Council is the acceptance or denial of an Agreement with the Dominguez Water Corporation for the furnishing of water to the proposed development at 190th Street and Hawthorne Avenue by the Milton Kauffman Corporation.

After a general discussion as to whether the City should, or could, furnish water to this parcel of land, Councilman Drale moved an Agreement be made between the City of Torrance and the Dominguez Water Corporation for a period of 10 years - for the total acreage involved - such Agreement not to exceed a 10-year period. Motion, seconded by Mayor Schwab, was a tie by the following roll call vote: AYES: COUNCILMEN: Drale and Schwab. NOES: COUNCILMEN: Blount and Spelman. ABSENT: COUNCILMEN: Benstead.

Communication from City Manager Stevens advising the Eagle Aviation Company proposes to erect a 100' x 100' hangar at the Torrance Municipal Airport, to be valued at \$27,000. At a later date offices and shops will be added, bringing the total investment to at least \$35,000. The owner proposes to have this building on Pacific Coast Highway, so it might be used for other than hangar purposes at some later date. They would like to pay the City \$60.00 per month for a thirty-year lease, with the building and improvements reverting to the City at that time.

Councilman Spelman moved this be referred to the next Agenda meeting for further study. Motion, seconded by Councilman Blount, carried.

Communication from City Manager Stevens advising a decision has not yet been made on the request of citizens for a street name change of Selma Road to Denny Road.

Councilman Blount moved to concur with the recommendation of the Planning Commission to deny this request. Motion lost for lack of a second.

Councilman Drale moved the street name of Selma Road be changed to Denny Road. Motion, seconded by Councilman Spelman, carried by the following roll call vote: AYES: COUNCILMEN: Drale, Spelman and Schwab. NOES: COUNCILMEN: Blount. ABSENT: COUNCILMEN: Benstead.

Communication from the Planning Commission recommending denial of the offer of H. M. Guenser, Builders Brick Company, to turn over certain land to the City of Torrance, in exchange for permission to excavate and remove clay from said land.

Councilman Drale moved to concur with the recommendation of the Planning Commission in denying this offer. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

Communication from the Planning Commission regarding the petition of property owners in the vicinity of Cerise Avenue, protesting prolongation of this avenue, which the Council referred

to them for recommendation. At a meeting of the Planning Commission held September 16, 1953, Tract Map No. 19625 - Exhibit "B", which shows Cerise Avenue going through to Redondo Beach Boulevard, was unanimously recommended to the City Council for approval.

Councilman Drale moved this be filed as a matter of record until Tract Map 19625 is presented to the Council, at which time the Tract Map should be accompanied by this petition and the recommendation of the Planning Commission. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

Transmittal Form for Planning Commission Case No. 276, petition of Bernal, Inc., by M. D. Shepherd, Agent, for Change of Zone from R-1 to R-3 on Ashley and Roslin Avenues near Redondo Beach Boulevard, recommending disapproval of this Change of Zone, and requesting the third and final hearing be held before the City Council.

Mayor Schwab set November 24, 1953, as the date for the third and final hearing on Case No. 276.

Transmittal Form for Planning Commission Case No. 278, petition of C. H. Lebow for a Variance for headquarters for oil operation, including warehouse and storage facilities at 231st Street, between Crenshaw and Pennsylvania, recommending approval.

Councilman Spelman moved to concur with the recommendation of the Planning Commission for approval of Case No. 278. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Transmittal Form for Planning Commission Case No. 281, petition of Jack and Mary L. Emerzian for a Variance to construct a single dwelling on a lot 48' x 115' at 2627 West 164th Street, between 164th Street and Ardath Avenue, recommending approval.

Councilman Spelman moved to concur with the recommendation of the Planning Commission for approval of Case No. 281. Motion, seconded by Councilman Blount, carried unanimously by roll call vote of those present.

Transmittal Form for Planning Commission Case No. 282, petition of Tokiye Akune Yamaguchi to establish a retail commercial neighborhood business center at the northeast corner of 101 Highway and Hawthorne Avenue, recommending approval.

Councilman Drale moved to concur with the recommendation of the Planning Commission for approval of Case No. 282. Motion, seconded by Councilman Blount, carried unanimously by roll call vote of those present.

Transmittal Form for Planning Commission Case No. 283, petition of Alec Bertram Chapman, Jr. to construct a single-family residence on a portion of Lot 1, Block 22, Tract No. 2761; parcel 49' wide x 100' deep, R-2 Zone, at 1717 Hickory Avenue between Carson and Monterey Streets, recommending approval.

Councilman Blount moved to concur with the recommendation of the Planning Commission in approving Case No. 283. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Letter of Transmittal from the Planning Commission and the Engineering Department recommending approval of Tract No. 16132, consisting of 85 lots located westerly of Crenshaw Boulevard and northerly of 171st Street, to be developed by the Stanford Construction Company.

Councilman Drale moved to concur with the recommendation of the Planning Commission and the Engineering Department in approving Tract No. 16132. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

Communication from Assistant to City Engineer Patrick submitting petitions for the creating of a 1911 Act Sewer District in the Sepulveda Gardens tracts and seven (7) lots of the Allied Gardens tract.

Councilman Blount moved the petition be received and filed.

BAA133

Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Communication from Assistant to City Engineer Patrick forwarding letter from Dr. Roy O. Gilbert, County Health Officer, Los Angeles County Health Department, in which he gives a report of a survey made by his department in that area of the City of Torrance known as the Sepulveda Gardens Sewer District.

Councilman Blount moved the letter be spread on the minutes as required by the 1911 Act. Motion, seconded by Councilman Spelman, carried unanimously by those present.

"OFFICE OF COUNTY HEALTH DEPARTMENT  
241 N. Figueroa St. Los Angeles, Calif.

September 23, 1953

"Honorable City Council  
City of Torrance  
City Hall  
Torrance, California

Attn: Mr. John R. Patrick, Assistant City Engineer

Gentlemen:

SUBJECT: Sanitary Sewers in Sepulveda Gardens Sewer District,  
City of Torrance.

"I, the undersigned Health Officer of the County of Los Angeles, having been officially designated by the City Council to perform public health services for the City of Torrance, hereby recommend that proceedings be instituted at once for the construction of Sanitary Sewers in that portion of the City of Torrance known as the Sepulveda Gardens Sewer District, as shown on the attached map. This recommendation is made pursuant to the provisions of Section 2808 of the Streets and Highways Code.

"This Department has made an investigation of the Sepulveda Gardens Sewer District and during the course of this investigation 87 house-to-house calls were made. Of this number, 16 were not at home or did not answer the door. Out of the 71 actual contacts made, 43 or 60% reported that they have had trouble with their private sewage disposal systems.

"They complained of the sewage pits filling up or caving in, also the necessity of frequent pumping of the pits and the installation of new seepage pits. One contact reported that they had to pump their seepage pit every three months, another reported that they had installed three new seepage pits in three years.

"The nature of this trouble is inherent with the use of seepage pits in areas such as this, where the soil does not provide good leaching action. The soil is a fine beach sand and this sand sifts into the pits through the spaces between the brick lining of the pit and either causes the pit to fill up with sand, or to cave in.

Very truly yours,

/s/ Roy O. Gilbert, M.D.  
ROY O. GILBERT, M.D.

ROG-rn

CC: City Council (2 copies)  
Dr. R. O. Gilbert  
Dr. B. Kogan, Torrance Health Center."

Letter from Assistant to City Engineer Patrick recommending that Barnett, Hopen and Smith be retained as Assessment Engineers and that the necessary contract be drawn between them and the City of Torrance for assessment work in the Sepulveda Gardens Sewer District.

Councilman Drale moved to concur with the recommendation of Assistant to City Engineer Patrick. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.



City Clerk Bartlett read title to:

RESOLUTION NO. 2454

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, FINDING AND DETERMINING THAT A SANITARY SEWER SYSTEM IN THE SEPULVEDA GARDENS SEWER DISTRICT, IN THE CITY OF TORRANCE, IS NECESSARY AS A HEALTH MEASURE.

Councilman Drale moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Blount, carried unanimously by roll call vote of those present.

Councilman Drale moved for the adoption of Resolution No. 2454. Motion, seconded by Councilman Blount, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2455

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, INSTRUCTING THE CITY ENGINEER TO PREPARE PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION OF A SANITARY SEWER SYSTEM IN THE SEPULVEDA GARDENS SEWER DISTRICT, IN THE CITY OF TORRANCE, AS OUTLINED ON DRAWING NO. 7697, PREPARED BY BARNETT, HOPEN AND SMITH, CIVIL ENGINEERS AND LAND SURVEYORS.

Councilman Blount moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

Councilman Blount moved for the adoption of Resolution No. 2455. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2456

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO ACCEPT, ON BEHALF OF THE CITY, THAT CERTAIN GRANT DEED FROM THE ARCADIA SAVINGS AND LOAN ASSOCIATION.

Councilman Spelman moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Councilman Spelman moved for the adoption of Resolution No. 2456. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2457

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK OF THE CITY OF TORRANCE TO ACCEPT THAT CERTAIN GRANT OF EASEMENT FROM MILTON KAUFFMAN CONSTRUCTION CORPORATION, A CALIFORNIA CORPORATION.

Councilman Drale moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Blount, carried unanimously by roll call vote of those present.

Councilman Drale moved for the adoption of Resolution No. 2457. Motion, seconded by Councilman Blount, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2458

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN CONTRACT BETWEEN THE CITY OF TORRANCE AND BARNETT, HOPEN AND SMITH.

BAA133

Councilman Spelman moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Councilman Spelman moved for the adoption of Resolution No. 2458. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

ORDINANCE NO. 656

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE PROVIDING FOR THE ELIMINATION OF HOG RANCHES AND THE KEEPING OF HOGS AND SWINE WITHIN THE CITY OF TORRANCE.

Councilman Blount moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

Councilman Blount moved for the adoption of Ordinance No. 656 at its second and final reading. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

ORDINANCE NO. 657

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ORDINANCE NO. 643.

Councilman Blount moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

Councilman Blount moved for the adoption of Ordinance No. 657 at its second and final reading. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

ORDINANCE NO. 658

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A PORTION OF LOT S-5 OF TORRANCE TRACT.

City Attorney Hall said this ordinance contains an error in the description and he would like to read into the record and be made part of the minutes, the correct description, as follows:

"That portion of Lot S-5 of Torrance Tract as recorded in Map Book 22, pages 94 and 95, on file in the County Recorder's Office, County of Los Angeles, State of California, lying Westerly of the Southerly prolongation of the Easterly line of Lot 12, Block 38, of said Torrance Tract, and Northerly of the Southeasterly prolongation of the Southerly line of Lot P-5 of said Torrance Tract; and lying Southeasterly of the Southerly prolongation of the Westerly line of Lot 18, Block 38 of said Torrance Tract."

Councilman Drale moved to dispense with further reading of the Ordinance as corrected. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

Councilman Drale moved for the adoption of Ordinance No. 658, as corrected, at its second and final reading. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

ORDINANCE NO. 659

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A PORTION OF THAT CERTAIN STREET DESIGNATED AS "FUTURE STREET" IN TRACT 17965.



Councilman Blount moved to dispense with further reading of the ordinance. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

Councilman Blount moved for the adoption of Ordinance No. 659 at its second and final reading. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

#### ORDINANCE NO. 660

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE AMENDING TRAFFIC ORDINANCE NO. 446.

Councilman Drale moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

Councilman Drale moved for the adoption of Ordinance No. 660 at its second and final reading. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

#### ORDINANCE NO. 661

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE ESTABLISHING CERTAIN TRAFFIC CONTROL  
MEASURES PURSUANT TO ARTICLE IV, ORDINANCE NO.  
446.

Councilman Drale moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

Councilman Drale moved for the adoption of Ordinance No. 661 at its first and final reading. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

#### ORAL COMMUNICATIONS.

Councilman Blount said that from time to time temporary employees are put on the payroll and they remain temporary for as long as two or three years. He requested City Manager Stevens to prepare a list of all temporary employees to be presented at the next Agenda meeting.

Councilman Drale moved to vacate his prior motion for approval of Tract No. 16132. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

Councilman Drale moved to withhold approval of Tract No. 16132 pending the planting of trees on lots developed by the Stanford Construction Company in Tracts No. 17689, 18188 and 18852. Motion, seconded by Councilman Blount, carried unanimously by roll call vote of those present.

City Manager Stevens said he would like to recommend the Hood Construction Company be awarded the contract for installing the 6" pipe line and appurtenances, as they submitted the low bid of \$2787.00, and that all other bids be rejected.

Councilman Spelman moved to concur with the recommendation of City Manager Stevens. Motion, seconded by Councilman Blount, carried unanimously by roll call vote of those present.

City Manager Stevens said there is a meeting to be held before the County Board of Supervisors on Thursday of this week at which they are to discuss, or hear, the proponents of the Great Lakes Carbon Company relative to their proposed development in Palos Verdes. Mr. Stevens thought the City should be represented at the meeting but he did not know what stand they should take; he suggested they be represented, but as an observer only, to see what their plans are.

The Council requested City Manager Stevens to attend the meeting personally to obtain first-hand information.

BAA133

Mr. Schoonover, representing the Pacific Hills Homeowners' Association, said he would like the City Council to be represented at this meeting regarding the Great Lakes Carbon Company, and requested they strongly oppose this development. Councilman Blount said it was his opinion the City should protest it to the "high heavens". Councilman Drale said we should look out for the City of Torrance first and foremost. Mayor Schwab advised Mr. Schoonover there would be plenty of protests heard at the meeting; that was the reason for sending a representative to attend the meeting.

Councilman Blount moved all bills properly audited be paid. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote of those present.

At 10:10 P.M. Councilman Blount moved the meeting adjourn. Motion, seconded by Councilman Spelman, carried unanimously by those present.



CITY CLERK OF THE CITY OF TORRANCE

APPROVED:



MAYOR OF THE CITY OF TORRANCE